

5 The Grove

Planning Response

2021/4153/P & 2021/4931/L - Excavation of basement under front garden; alterations to land known as Highgate Green

- *The moderating officer (also a manager) has concerns with the front hedge needing to be contained in a planter and has questioned whether this is the case at any of the other properties on The Grove and if this is as a result of the proposed front basement. Notwithstanding the fact the Tree Officer is happy, I've spoken again to the Conservation Officer and we think the front basement should be reduced in size so that it does not extend so far out from the main building that it impacts on the front hedgerow (i.e. the front hedgerow should be planted in the ground). This is because the landscaping to the front contributes to the setting of the listed building. Also, the Heritage Appraisal notes that Nos. 4, 6 and 9 The Grove have front basements but I've just looked at the history for Nos. 4 and 6 and that doesn't seem to be true of those properties; and the front basement at No. 9 only covers half of the front part of the building, which isn't quite the same.*

Response:

As is demonstrated in the amended and re-submitted drawings and report, the hedge planting to the boundary of the property is now proposed to be planted at ground level. This provides a more appropriate condition, fully in-keeping with many of the neighbouring properties, whilst also giving a net gain in soil area when compared to the raised planter within the previously proposed solution. This has been achieved by a reduction in the basement extent, thus allowing the planting of the hedge in this location through the provision of adequate soil depth, whilst also removing any suggestion of a basement when viewed from the Grove.